

**PB# 05-02**

**Lombardi & Rodriguez:  
(LLC)**

**57-1-50 & 51**

**PB #05-02 LOMBARDI & RODRIQUEZ —**  
**LL CHG – BEAVER BRK RD (LOMBARDI)**

**TOWN OF NEW WINDSOR  
PLANNING BOARD**

**APPROVED COPY**

**DATE: 03-29-05**



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

5 December 2005

Orange County Clerk's Office  
124 Main Street  
Goshen, New York

Att: Ms Shirley Hadden, Chief Clerk

SUBJECT: LOT LINE CHANGE OF LOMBARDI/RODRIGUEZ  
NEW WINDSOR APPLICATION NO. 05-02

Dear Ms. Hadden:

We have been contacted by Mr. Rodney Knowlton, L.S. of Lanc & Tully Engineering and Surveying, P.C. in connection with an error on the final plat approved by the Town of New Windsor Planning Board for the subject application.

We have reviewed the proposed corrections as referenced in a letter dated 10/19/05 to the Town and believe the technical correction has no effect on the approval granted by the Board.

The Town of New Windsor Planning Board takes no exception to the filing of an affidavit to address the necessary correction.

Very truly yours,

TOWN OF NEW WINDSOR  
PLANNING BOARD

*Mark J. Edsall, P.E., P.P.*

Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st   
NW05-02-OC Clerk Ltr 12-05-05

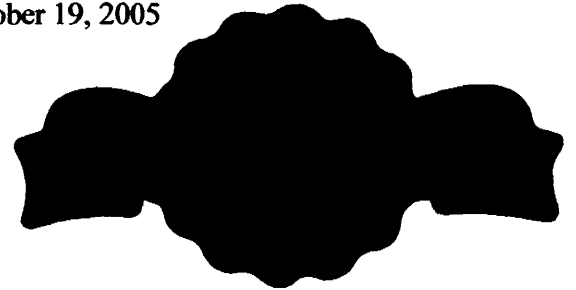
# LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

---

October 19, 2005

Mr. James Petro  
Planning Board Chairman  
Town of New Windsor Planning Board  
555 Union Ave.  
New Windsor, NY 12553



RE: Lot Line Change  
Lombardi/Rodriguez

Dear Mr. Petro:

Late in 2004, our firm submitted for your approval *Tax Map 04-133, Lot Line Change Prepared for Frank Lombardi and Raul & Katherine Rodriguez*. On August 24, 2005, Mike Breitenfeld of Orange County Tax Map brought to our attention an error we had made in labeling one of the courses. To remedy the error, we wish to file an affidavit with the Records office of the Orange County Clerk.

We believe that the two proposed changes to the map (see attached page) do not materially affect the Planning Board's approval of Map 04-133, but that is for you to say. So we ask that you look over our proposed changes. If you agree that they do not present an obstacle to the prior approval, we further ask that you advise Chief Clerk Shirley Hadden of your assent. Understandably, she does not wish to record an affidavit to the map unless she is sure that the Planning Board has no objection.

If you have further questions concerning this, you may contact me or Kevin Countryman at this office.

Thank you for considering this matter. In the future, we shall do our best to avoid the need for map corrections such as this one.

Sincerely,

LANC & TULLY, P.C.

A handwritten signature in cursive script that reads "Rodney Knowlton".

Rodney Knowlton, L.S.

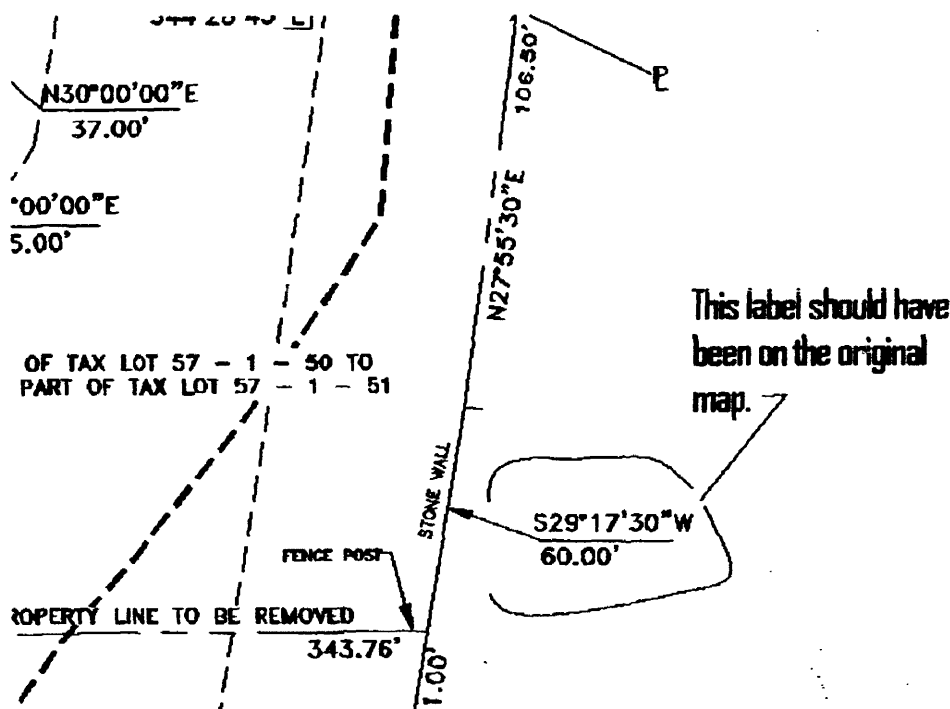
RK/KC/gjl  
Enc.

September 16, 2005

On August 24, 2005, Mike Breitenfeld brought to our attention a label missing from Tax Map 04-133, Lot line change prepared for Frank Lombardi and Raul & Katherine Rodriguez, Town of New Windsor. I am writing this affidavit to clarify the missing label and one other error.

1. The previously missing label (circled at right) is a S29°17'30"W bearing with a 60' distance.

Note: A property description (dated April 15, 2005) was derived from the *uncorrected* map, thus mistakenly omitting a course. The property description in its corrected form (revised Sept. 7, 05) shows a total of 13 courses.



2. The map as filed also shows mistaken values for Lot 50's Gross Area and Net Area. The table images at right show the corrected values.

	LOT 1		LOT 2	
	EXISTING LOT 50	PROPOSED LOT 50	EXISTING LOT 51	PROPOSED LOT 51
GROSS AREA	2.750 AC.	1.951± AC.	2.180± AC.	2.979± AC.
NET AREA	2.63 AC.	1.081± AC.	2.052± AC.	2.802± AC.
FRONTAGE	98.53± FT.	98.53± FT.	50± FT.*	50± FT.*
WIDTH	159± FT.	159± FT.	295± FT.	295± FT.

\* EXISTING NON-CONFORMING CONDITION

### AREAS:

	EXISTING	PROPOSED
TAX LOT 57-1-50	2.750± AC.	1.951± AC.
TAX LOT 57-1-51	2.180± AC.	2.979± AC.
TOTAL:	4.930± AC.	4.930± AC.

I, Rodney C. Knowlton, certify that the above two corrections to Map 04-133 are true.

*Rodney C. Knowlton*  
Rodney C. Knowlton, L.S.

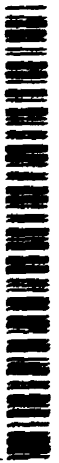
#05-02  
~~#02-05~~

Map Number 357-05 City At New Windsor  
Section 57 Block 1 Lot 50+ Town  Village   
Title: Lombardi <sup>51</sup> + Rodriguez  
Dated: Oct. 27, 2002 Filed 4/20/2005  
Approved by James Petro Jr.  
on March 29, 2005  
Record Owner Raul + Katherine Rodriguez  
+ Frank Lombardi DONNA L. BENSON  
Orange County Clerk

lot line charge

1 sheet = \$10  
3 extra 3  
\$13 total

RECORDED/FILED ORANGE COUNTY  
BOOK 02005 PAGE 0357  
04/20/2005 10:15:55  
FILE NUMBER 20050043824  
RECEIPT#409522 patti



PB #05-02 approval fee

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#327-2005**

04/13/2005

Lombardi, Frank  
361 Oak Dr.  
New Windsor, NY 12553

Received \$ 150.00 for Planning Board Fees, on 04/13/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 5-2

NAME: LOMBARDI & RODRIQUEZ LL CHG PA2004-1336

APPLICANT: FRANK LOMBARDI & RAUL RODRIQUEZ

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/07/2005	REC. CK. #131	PAID		150.00	
02/09/2005	P.B. ATTY FEE	CHG	35.00		
02/09/2005	P.B. MINUTES	CHG	16.50		
03/10/2005	P.B. ENGINEER	CHG	237.60		
04/12/2005	REC. CK. #613	PAID		139.10	
		TOTAL:	289.10	289.10	0.00

1/13/05



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 5-2

NAME: LOMBARDI & RODRIQUEZ LL CHG PA2004-1336

APPLICANT: FRANK LOMBARDI & RAUL RODRIQUEZ

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/29/2005	PLANS STAMPED	APPROVED
02/09/2005	P.B. APPEARANCE	LA:ND WVE PH APPR
10/20/2004	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 5-2

NAME: LOMBARDI & RODRIQUEZ LL CHG PA2004-1336

APPLICANT: FRANK LOMBARDI & RAUL RODRIQUEZ

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/10/2005	P.B. APPROVAL	CHG	150.00		
04/12/2005	REC. CK. #614	PAID		150.00	
		TOTAL:	150.00	150.00	0.00

LOMBARDI & RODRIQUEZ LOT LINE CHANGE (05-02)

Mr. Lombardi and Mr. Rodriguez appeared before the board for this proposal.

MR. PETRO: This is a residential lot line change, application appears simple in nature, each lot is already developed, bulk information shown on the plan appears correct for the R-4 zone and residential use. Each of the lots comply with the bulk requirements with the exception of the pre-existing, non-conforming condition for lot 51 so that's pre-existing. Applicant should verify each lot is connected to municipal sewer.

MR. LOMBARDI: Yes.

MR. PETRO: Planning board may wish to assume lead agency.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for Lombardi-Rodriguez lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Planning board should determine if a public hearing will be necessary for this minor subdivision. Entertain a motion.

MR. ARGENIO: Motion to waive the public hearing.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for Lombardi-Rodriguez lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Planning Board may wish to make a determination under SEQRA. I'll entertain motion for negative dec.

MR. ARGENIO: I'll make a motion we make a negative dec under the SEQRA process.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec for the Lombardi-Rodriguez lot line change on Brook Road. Roll call.

ROLL CALL

MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Mark, anything else that we can't just go along with this, you have obviously reviewed this?

MR. EDSALL: No, that's it.

MR. PETRO: It's pretty clean, right?

MR. EDSALL: Looks fairly simple.

MR. PETRO: You guys don't want to come back again, do you?

MR. LOMBARDI: How about tomorrow night except we'll be ahead of the development next time.

MR. PETRO: Motion for final approval.

MR. ARGENIO: I'll make the motion for final approval.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare final approval to the Lombardi-Rodriquez lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENT@MHEPC.COM

**WRITER'S E-MAIL ADDRESS:**

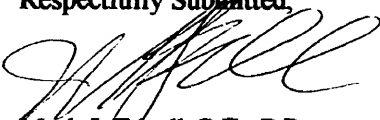
**MJE@MHEPC.COM**

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** LOMBARDI – RODRIGUEZ LOT LINE CHANGE  
**PROJECT LOCATION:** BROOK ROAD (OFF LAKESIDE DRIVE)  
SECTION 57 – BLOCK 1 – LOTS 50 & 51  
**PROJECT NUMBER:** 05-02  
**DATE:** 9 FEBRUARY 2005  
**DESCRIPTION:** THE APPLICATION INVOLVES A SIMPLE LOT LINE CHANGE BETWEEN THE REFERENCED LOTS, CONVEYING APPROXIMATELY 0.797 ACRES FROM LOT 50 (RODRIGUEZ) TO LOT 51 (LOMBARDI). THE PLAN WAS PREVIOUSLY SCHEDULED FOR THE 12 JANUARY 2005 PLANNING BOARD MEETING.

1. The application appears simple in nature. Each lot is already developed. The bulk information shown on the plan appears correct for the R-4 zone and residential use. Each of the lots comply with the bulk requirements, with the exception of a pre-existing, non-conforming condition for lot 51 (frontage).
2. The applicant should verify each lot is connected to municipal sewer.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Subdivision Regulations.
5. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st

NW05-02-09Feb05.doc

**REGIONAL OFFICES**

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

AS OF: 03/10/2005

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 5- 2

FOR WORK DONE PRIOR TO: 03/10/2005

TASK NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	DOLLARS		
								TIME	EXP.	BILLED
5-2	235455	05/05/04	TIME	NJE	WS LOMBARDI SUB	99.00	0.40	39.60		
5-2	236755	05/18/04	TIME	NJE	MC MM: LOMBARDI	99.00	0.30	29.70		
5-2	252799	10/20/04	TIME	NJE	MC LOMBARDI L/L	99.00	0.50	49.50		
5-2	261002	01/11/05	TIME	NJE	MC LOMBARDI-RODRIGUEZ	99.00	0.50	49.50		
5-2	263934	02/07/05	TIME	NJE	MC LOMBARDI LL	99.00	0.60	59.40		
5-2	263582	02/09/05	TIME	NJE	MM Lombardi LL APPD	99.00	0.10	9.90		
								237.60		
5-2	265967	02/28/05			BILL 05-343					-237.60
										-237.60
					TASK TOTAL			237.60	0.00	-237.60
										0.00
					GRAND TOTAL			237.60	0.00	-237.60
										0.00

AT  
MYRA

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/07/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 5-2

NAME: LOMBARDI & RODRIQUEZ LL CHG PA2004-1336

APPLICANT: FRANK LOMBARDI & RAUL RODRIQUEZ

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/07/2005	REC. CK. #131	PAID		150.00	
		TOTAL:	0.00	150.00	-150.00

  
1/12/05



**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#48-2005**

01/12/2005

Lombardi, Frank

Received \$ 75.00 for Planning Board Fees, on 01/12/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PB #05-02 appreciation for



February 9, 2005

P.B. # 05-02

**NEGATIVE DEC:**

M) A S) S VOTE: A 5 N 0

CARRIED: Y ☒ N ☐

M) A S) S VOTE: A 5 N 0

CARRIED: Y ☒ N ☐

WAIVED: ✓

**CLOSED:**\_\_\_\_\_

VOTE: A 5 N 0

SCHEDULE P.H: Y        N ✓

SEND TO DEPT. OF TRANSPORTATION: Y

VOTE: A        N       

Y N

M) A S) 5

VOTE: A 5 N 0

APPROVED: 2-9-05

HN ✓

[illegible]



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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(845) 587-3100  
e-mail: mhenry@mhepc.com

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507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@mhepc.com

**Writer's E-mail Address:**

mje@mhepc.com

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

**TOWN / VILLAGE OF:** New Windsor

**P/B APP. NO.:** 05-2

**WORK SESSION DATE:** 20 Oct 04

**PROJECT:** NEW X OLD     

**REAPPEARANCE AT W/S REQUESTED:** No

**RESUB. REQ'D:** new plan/app

**PROJECT NAME:** Y/L

**REPRESENTATIVES PRESENT:** Frank Lombardi Y/L

**MUNICIPAL REPS PRESENT:**

BLDG INSP.       
ENGINEER X  
P/B CHMN     

FIRE INSP.       
PLANNER       
OTHER     

**ITEMS DISCUSSED:** Beaver Brook Rd

**STND CHECKLIST:**

**PROJECT  
TYPE**

DRAINAGE     

SITE PLAN

DUMPSTER     

SPEC PERMIT

SCREENING     

L L CHG.

LIGHTING     

(Streetlights)

SUBDIVISION

LANDSCAPING     

OTHER

BLACKTOP     

ROADWAYS     

APPROVAL BOX     

**PROJECT STATUS:**

ZBA Referral:      Y      N

Ready For Meeting X Y      N

Recommended Mtg Date 11/10

R-4

571-50

complete bulk table

provide exit/prop lot SD+FI

area notes

frtage, width

list both names

Lot 51 is preexit name conf

her 2 residences

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## PLANNING BOARD APPLICATION

NOV 10 2004

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change ☒ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 57 Block 1 Lot 50  
57 1 51

BUILDING DEPARTMENT PERMIT NUMBER PA 2004 - 1336

1. Name of Project Lot Line Change For Frank Lombardi & Raul & Katherine Rodriguez

2. Owner of Record 1. Frank Lombardi Phone 1. 629-1301  
2. Raul & Katherine Rodriguez 2. 564-0387

Address: 1. 361 Oak Drive 1. New Windsor 1. 12553  
2. 6 Jeanne Drive 2. Newburgh Windsor NY 2. 12550  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant 1. Frank Lombardi Phone 1. 629-1301  
2. Raul & Katherine Rodriguez 2. 564-0387

Address: 1. 361 Oak Drive 1. New Windsor 1. 12553  
2. 6 Jeanne Drive 2. Newburgh NY 2. 12550  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Lanc & Tully Engineering Phone 294-3700

Address: P.O. Box 687 Goshen NY 10924  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Frank Lombardi (845) 629-1301 N/A  
(Name) (Phone) (fax)

7. Project Location: On the end XXX of Beaver Brook Road  
(Direction) (Street)

8. Project Data: Acreage 4.13± Zone R4 School Dist. New Windsor

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes ☐ No ☒

\*This information can be verified in the Assessor's Office.

\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Inner Lot Line Change between parcels 57-1-51 & 50. The proposed lot line will follow along the existing stream.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes ☐ no ☐

12. Has a Special Permit previously been granted for this property? yes ☐ no ☐

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

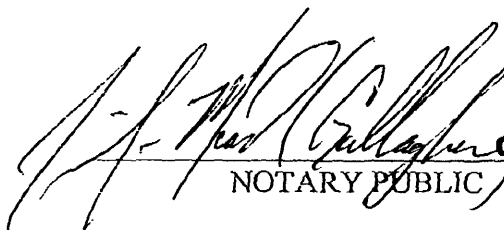
SWORN BEFORE ME THIS:

3<sup>RD</sup> DAY OF December 20 04

  
(OWNER'S SIGNATURE)

DL# 342-271-794 exp. 01-02-12

(AGENT'S SIGNATURE)

  
NOTARY PUBLIC

JENNIFER MEAD  
Notary Public, State Of New York  
No. 01ME6050024 Please Print Agent's Name as Signed  
Qualified In Orange County  
Commission Expires 10/30/2006

\*\*\*\*\*  
TOWN USE ONLY:

DATE APPLICATION RECEIVED

**05-2**  
APPLICATION NUMBER

PROJECT ID NUMBER

617.20  
APPENDIX C


SEQR

STATE ENVIRONMENTAL QUALITY REVIEW

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

for UNLISTED ACTIONS Only

**PART 1 - PROJECT INFORMATION** (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR Frank Lombardi & Raul & Katherine Rodriguez	2. PROJECT NAME Lot Line Change
3. PROJECT LOCATION: New Windsor Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map The subject parcels are located at 87 and 81 Beaverbrook Road, which is approximately 800 feet east of the intersection of Beaverbrook Road and Lake Side Drive.	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: The proposed project consists of a lot line change between tax map parcels 57-1-50 and 57-1-51, decreasing the existing area of 1.95 +/- acres of lot 50 to 1.154 +/- acres and increasing the existing area of 2.18 +/- acres of lot 51 to 2.97 +/- acres. The proposed lot line will run along the existing stream running through both parcels of land.	
7. AMOUNT OF LAND AFFECTED: Initially 4.13 acres Ultimately 4.13 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant / Sponsor Name Signature  Date:	

If the action is a Coastal Area, and you are a state agency,  
complete the Coastal Assessment Form before proceeding with this assessment

05-2

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:  
☐ Yes ☐ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:  
☐ Yes ☐ No

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

**AGENT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Raul Rodriguez, deposes and says that he resides  
(OWNER)

at 81 Beaver Brook Rd in the County of Orange  
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 57 Block 1 Lot 50)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that he designates:

Frank Lombardi, 361 Oak Drive New Windsor NY 12553  
(Agent Name & Address)

\_\_\_\_\_  
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

**LEONARD CURCIO**  
**NOTARY PUBLIC, State of New York**  
**Reg. No. 5045490**  
**Appointed in Orange County**  
**Commission Expires June 20 07**  
SWORN BEFORE ME THIS \_\_\_\_\_

29<sup>th</sup> DAY OF November 2004

**\*\*** Raul Rodriguez  
Owner's Signature (MUST BE NOTARIZED)

\_\_\_\_\_  
Agent's Signature (If Applicable)

Leonard Curcio  
NOTARY PUBLIC

\_\_\_\_\_  
Professional Representative's Signature

**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**


**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**



# TOWN NEW WINDSOR PLANNING BOARD

## SUBDIVISION/LOT LINE CHANGE CHECKLIST

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ☒ Name and address of Applicant.
  - \* 2. ☒ Name and address of Owner.
  3. ☒ Subdivision name and location
  4. ☒ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. **(ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:**  anywhere on front folded page.
5. ☒ Tax Map Data (Section, Block & Lot).
  6. ☒ Location Map at a scale of 1" = 2,000 ft.
  7. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
  8. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
  9. ☒ Date of plat preparation and/or date of any plat revisions.
  10. ☒ Scale the plat is drawn to and North arrow.
  11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
  12. ☒ Surveyor's certificate.
  13. ☒ Surveyor's seal and signature.
  14. ☒ Name of adjoining owners.
  15. ☒ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
  - \* 16. ☒ Flood land boundaries.
  17. ☒ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.

18. ✓ Final notes and bounds.
19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ✓ Include existing or proposed easements.
21. N/A Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. ✓ Show any existing waterways.
- \*26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ✓ Applicable note pertaining to owner's review and concurrence with plat together with owners signature.
28. N/A Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. N/A Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. N/A Provide A septic system design notes as required by the Town of New Windsor.
32. N/A Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. N/A Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. N/A A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: David Higginbotham, PE 11/18/04  
Licensed Professional Date

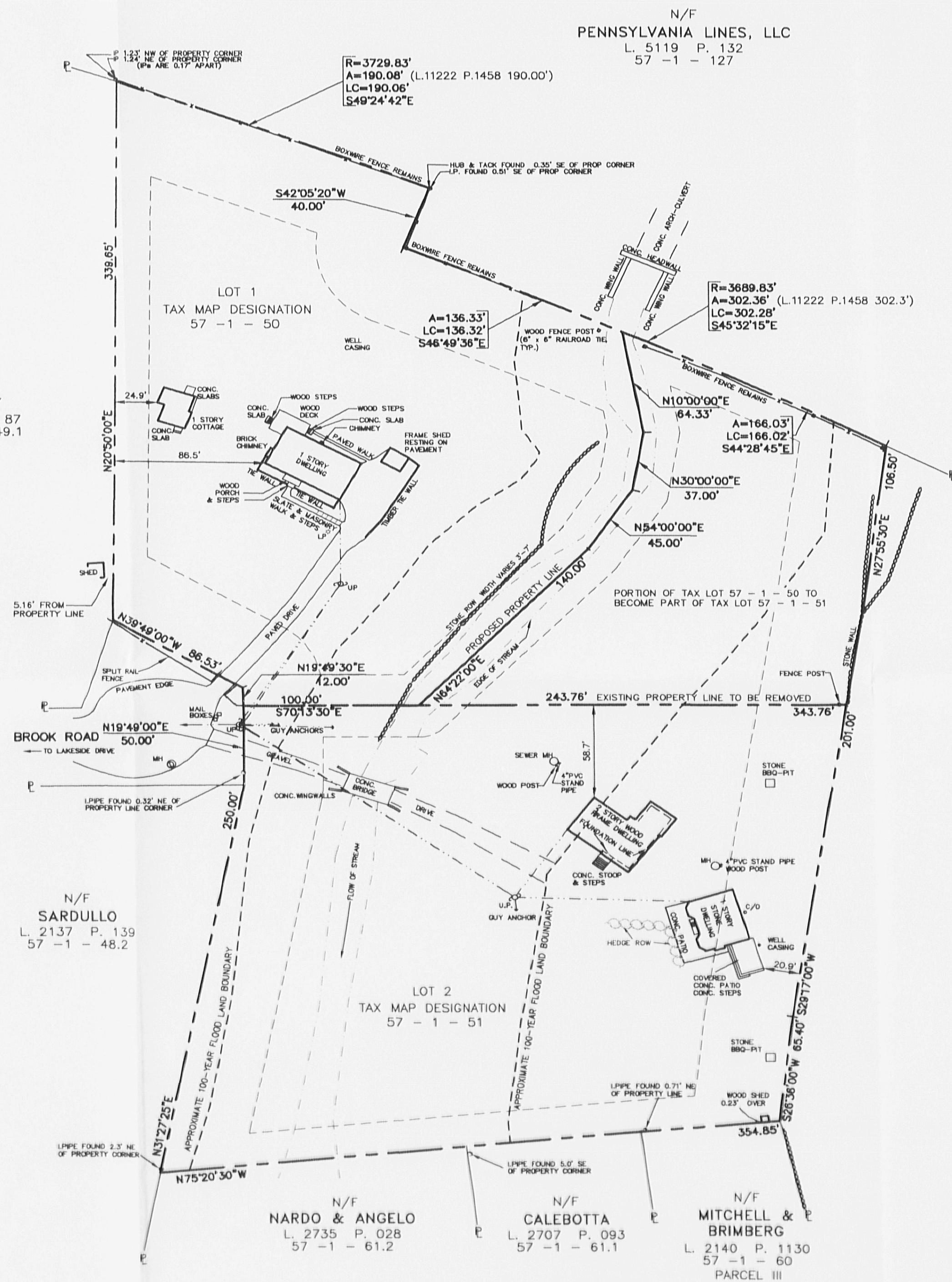
⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**PLEASE NOTE:**

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**





### NOTES:

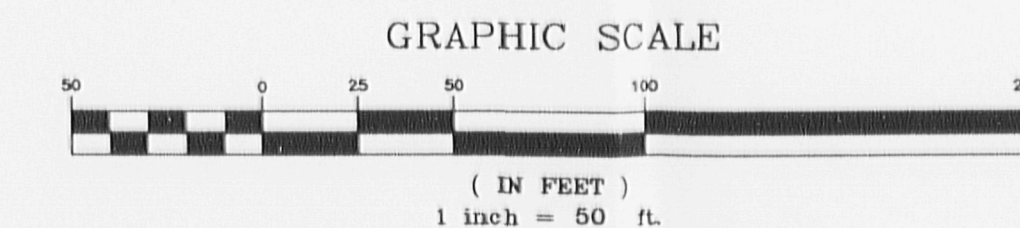
1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. REFERENCE:  
LIBER 11222 OF DEEDS AT PAGE 1458 AND  
LIBER 11108 OF DEEDS AT PAGE 817 AS RECORDED  
IN THE OFFICE OF THE ORANGE COUNTY CLERK.
4. ZONING DISTRICT: R4 - SUBURBAN RESIDENTIAL (EXCLUDING 2-FAMILY)
5. APPROXIMATE 100-YEAR FLOOD BOUNDARY TAKEN FROM MAP ENTITLED  
"FLOOD INSURANCE RATE MAP TOWN OF NEW WINDSOR, ORANGE COUNTY,  
NEW YORK", DATED DECEMBER 15, 1978, COMMUNITY PANEL NO. 360628  
0005B. BOUNDARY DESIGNATES AREAS OF 100-YEAR FLOOD; BASE FLOOD  
ELEVATION AND FLOOD HAZARD FACTORS NOT DETERMINED.

	LOT 1		LOT 2	
	EXISTING LOT 50	PROPOSED LOT 50	EXISTING LOT 51	PROPOSED LOT 51
GROSS AREA	1.951 AC.	1.154± AC.	2.180± AC.	2.977± AC.
NET AREA	1.831 AC.	1.081± AC.	2.052± AC.	2.802± AC.
FRONTAGE	98.53± FT.	98.53± FT.	50± FT.*	50± FT.*
WIDTH	159± FT.	159± FT.	29± FT.	295± FT.

\* EXISTING NON-CONFORMING CONDITION

### AREAS:

	EXISTING	PROPOSED
TAX LOT 57-1-50	1.951± AC.	1.154± AC.
TAX LOT 57-1-51	2.180± AC.	2.977± AC.
TOTAL:	4.131± AC.	4.131± AC.



### LOCATION PLAN

1 INCH = 1000 FEET  
(BASED ON OCWA MAPPING DATA)

### TABLE OF ZONING REQUIREMENTS

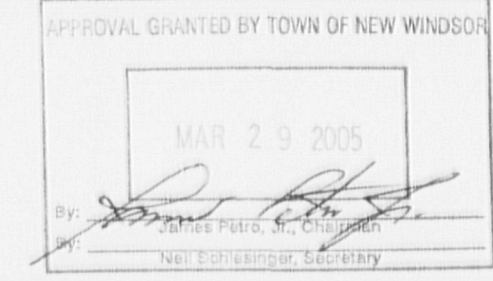
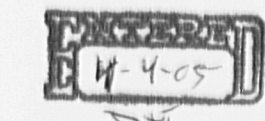
TOWN OF NEW WINDSOR - R4 ZONE  
(SINGLE FAMILY DWELLINGS)

MINIMUM	REQUIRED
LOT AREA	(43,560 SF) 1 ACRE
LOT WIDTH	125 FT
FRONT YARD DEPTH	45 FT
SIDE YARD (EACH/TOTAL)	20/40 FT
STREET FRONTAGE	70 FT
REAR YARD	50 FT
MIN. LIVEABLE FLOOR AREA	1,200
MAXIMUM	ALLOWED
DEVELOPMENT COVERAGE	20%
BUILDING HEIGHT	35 FT

### RECORD OWNERS & APPLICANTS:

RAUL & KATHERINE RODRIGUEZ  
6 JEANNE DRIVE  
PO BOX 7229  
NEWBURGH, NY 12550  
L. 11222 P. 1458  
57-1-50

FRANK LOMBARDI  
361 OAK DR.  
NEW WINDSOR, NY 12553  
L. 2140 P. 1130  
57-1-51



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**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.

P.O. Box 687, Rt. 207  
Goshen, N.Y. 10924  
(845) 294-8700

LOT LINE CHANGE PREPARED FOR

**FRANK LOMBARDI AND  
RAUL & KATHERINE  
RODRIGUEZ**

TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

Drawn By: KMC	Checked By:	Scale: 1" = 50'	Tax Map No.: 57-1-51	Date: SEPTEMBER 29, 2004
				Revisions: OCTOBER 27, 2004
				CAD File: RODRIGUEZ.DWG
				Sheet No.: 1 OF 1
				Drawing No.: C-04-0133-01

### CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED  
BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD  
SURVEY COMPLETED ON SEPTEMBER 14, 2004.

FRANK LOMBARDI  
RAUL RODRIGUEZ  
KATHERINE RODRIGUEZ

By: *Rodney C. Knowlton, L.S.*  
RODNEY C. KNOWLTON, L.S.  
NEW YORK STATE LICENSE NO. 50276

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